

P L A N N I N G C O M M I S S I O N

ACTION MINUTES

TUESDAY, JUNE 21, 2005

Chair Parsons called the meeting to order at 7:00 p.m. at Belmont City Hall.

1. ROLL CALL:

Present, Commissioners: Parsons, Dickenson, Frautschi, Gibson,
Wozniak, Horton

Absent, Commissioners: Long

Present, Staff: Community Development Director Ewing
(CDD), Principal Planner de Melo (PP), City Attorney Zafferano (CA),
Recording Secretary Flores (RS)

2. AGENDA AMENDMENTS: None

3. COMMUNITY FORUM (Public Comments): None

4. CONSENT CALENDAR:

4A. Minutes of May 17, 2005 Planning Commission Meeting

MOTION: By C Frautschi, seconded by VC Dickenson, to approve the Minutes of the May 17, 2005 Planning Commission meeting as presented.

Ayes: Frautschi, Gibson, Horton, Wozniak,
Dickenson, Parsons

Noes: None

Absent: Long

Motion passed 6/0/1

**4B. Revised Resolution and Conditions of Approval for
1810 Mezes Avenue**

MOTION: By C Gibson, seconded by C. Horton, to adopt the resolution approving several Variances and a Single Family Design Review at 1810 Mezes Avenue, with the Conditions of Approval attached. (Appl. 2004-0050)

Ayes: Gibson, Horton, Wozniak, Parsons

Noes: Frautschi, Dickenson

Absent: Long

Motion passed 4/2/1

This item may be appealed to the City Council within 10 days.

**4C. Revised Resolution and Conditions of Approval for 2100
Ralston Avenue – Safeway**

Judy Allen and Edward Gee addressed the Commission.

Discussion ensued.

MOTION: By VC Frautschi, seconded by C Wozniak, to continue this item to allow for clarification of the issues that were discussed. Appl. PA2003-0122.

Ayes:	Frautschi, Wozniak, Dickenson, Gibson, Horton, Parsons
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Noes:	None
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Absent:	Long
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Motion passed 6/0/1

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING – 2715 Monserat Avenue

To consider a Single Family Design Review to remodel and expand the existing 1,820 square foot single family residence to the zoning district permitted maximum of 2,605 square feet for this site. (Appl. No. 2005-0006)

APN: 043-290-470; Zoned: R-1B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15301

Applicant: Melanie Brown

Owners: Craig and Susan Bazigian

PP de Melo summarized the staff report and answered questions from the Commission.

Elizabeth Viducech addressed the Commission on behalf of Mary and Dennis Venturoni.

MOTION: By C Frautschi, seconded by C Wozniak, to close the public hearing. Motion passed.

Augie Pecci, designer of the project, addressed the Commission.

Discussion ensued.

MOTION: By C Frautschi, seconded by C Gibson, to adopt the resolution approving a single-family Design Review for 2715 Monserat Avenue, with the conditions as attached, and adding the conditions that the applicant has agreed not to work on Saturdays, will incorporate a native tree into the front setting and will beef up the posts on the front porch to make it more substantial looking. Appl. 2005-0006

Ayes:	Frautschi, Gibson, Horton, Wozniak,
Dickenson, Parsons	

Noes:	None
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Absent:	Long
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Motion passed 6/0/1

This item can be appealed to the City Council within 10 days.

5B. PUBLIC HEARING – 2029 Mezes Avenue

To consider a Single Family Design Review to remodel and expand the existing 1,543 square foot single family residence to 2,601 square feet that is below the zoning district permitted 3,216 square feet for this site. (Appl. No. 2005-0009)

APN: 044-062-260; Zoned: R-1B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15301

Applicant: Mark Stillwell

Owners: Brian and Janet Davis

PP de Melo summarized the staff report and answered questions from the Commission.

Mark Stillwell, applicant, answered questions from the Commission.

MOTION: By VC Dickenson, seconded by C Horton, to close the public hearing. Motion passed.

Discussion ensued.

MOTION: By C Frautschi, seconded by C Horton, to adopt the Resolution approving a Single Family Design Review for 2029 Mezes Avenue with Exhibit A attached and with the addition that a landscape plan with an irrigation system will be provided for review prior to the issuance of building permits. (Appl. 2005-0009)

Ayes: Frautschi, Horton, Gibson, Wozniak, Dickenson, Parsons

Noes: None

Absent: Long

Motion Passed 6/0/1

This item may be appealed to the City Council within ten days.

6. STUDY SESSION

6A. Downtown Urban Planning

The study session was continued to a date uncertain.

7. NEW BUSINESS

7A. Discussion and Direction Regarding Summer Schedules/Meeting Cancellation

The Commission decided they would not cancel a summer meeting.

8. REPORTS, STUDIES, UPDATES AND COMMENTS

C Wozniak asked that in the future, requirements for posting conditions of approval be more specific.

CDD Ewing reported that Council approved the addition of a half-time Associate Planner to staff.

CDD Ewing reported that the issue of the appeal process for administrative reviews is on the next Council agenda.

**9. PLANNING COMMISSION LIAISON TO CITY COUNCIL
MEETING OF TUESDAY,**

JUNE 28, 2005

Liaison: Commissioner Long

Alternate Liaison: Commissioner Wozniak

10. ADJOURNMENT:

The meeting adjourned at 7:41 p.m. to a regular meeting on July 5, 2005 at 7:00 p.m. at Belmont City Hall.

Craig A. Ewing, AICP

Planning Commission Secretary

A CD of Planning Commission Meetings is available for review

in the Community Development Department

Please call (650) 595-7416 to schedule an appointment.